



City of Seattle

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Gregory J. Nickels, Mayor

**Department of Design, Construction and Land Use**

D. M. Sugimura, Acting Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 2206573

**Applicant Name:** Randy Spaan for HWH Valley Development Inc.

**Address of Proposal:** 8415 Rainier Place South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one parcel into four parcels of land. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of townhouses has been approved under Project #2201146. Proposed parcel sizes are: A) 1,612 sq. ft., B) 1,796 sq. ft., C) 2,258 sq. ft., and D) 1,867 sq. ft.

The following approval is required:

Unit Lot Subdivision - To subdivide one existing parcel into four unit lots.  
(Chapter 23.24.045 Seattle Municipal Code)

**SEPA DETERMINATION:**      ☒ Exempt   ☐ DNS   ☐ MDNS   ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site Description**

This 7,533 sq. ft. site is zoned Lowrise 3 (L3) on the north portion and Single Family 5000 (SF 5000) on the south portion. The site is located one block west of Rainier Avenue South in the

Rainier Beach neighborhood. The lot is irregularly shaped and extends between 50<sup>th</sup> Avenue South and Rainier Place South. The lot is developed with a single family residence which is proposed for demolition. This site is not located in a mapped critical area. The street is not developed with curbs or sidewalks.

### Area Development

Development in the vicinity consists primarily of single family residences on lots of varying shapes and sizes and commercial development along Rainier Avenue South. The Rainier Beach Community Center is located one block to the south and Rainier Beach High School is located two blocks to the southeast. The heavy volume of traffic along Rainier Avenue South produces vehicle noise and airborne particulates in the vicinity.

### Proposal

The proposal is to short subdivide one platted lot into four unit lots. Each lot would have the following lot areas: Parcel A – 1,612 sq. ft., Parcel B – 1,796 sq. ft., Parcel C – 2,258 sq. ft., and Parcel D – 1,867 sq. ft. Vehicular access to Parcels A and B would be directly off of 50<sup>th</sup> Avenue South. Vehicular access to Parcels C and D would be off of Rainier Place South.

### Comment

Two comment letters were received during the comment period which ended October 30, 2002. Concerns were expressed about increased housing density, loss of privacy, increased on-street parking demand, increased traffic circulation on the streets, and pedestrian safety for children walking to school.

## **ANALYSIS – UNIT LOT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. There is no minimum lot size in the Lowrise 3 zoned portion of the lot. Section 23.24.045B of the Land Use Code provides that if the development as a whole meets development standards, development on individual unit lots may be non-conforming as to some or all of the development standards, except that private usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves. Therefore, the short plat satisfies the Land Use Code provisions.
2. Parcels A and B would have vehicular access off of 50<sup>th</sup> Avenue South and Parcels C and D would have vehicular access from Rainier Place South. The street is hard surfaced but does not have curbs or sidewalks. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. In addition, a standard fire hydrant is located approximately 500 ft. from the property line in 50<sup>th</sup> Avenue South, which will provide ready access to a standard gauge and pressure watermain to accommodate adequate fire response to all four Parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

This area has been separated with the installation of a 12 inch public storm drain (PSD) in South Thistle Street. This public storm drain discharges to a designated receiving water. Plan review requirements will be made at the time of the building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5000 sq. ft. new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, may be required.

There is an existing standard 8-inch water main in Rainier Place South.

The existing structure located upon the proposed short plat is connected by means of a single sidesewer to an 8-inch public sanitary sewer (PSS) located in 50<sup>th</sup> Avenue South. This mainline was originally installed as a combined sewer, and as such, there are likely to be downspouts and area drains still connected to what is now considered, for purposes of redevelopment, a sanitary sewer. The applicant should contact the Department of

- Design, Construction and Land Use drainage and sidesewer counter for a sidesewer permit.
4. Regarding the SF 5000 zoned portion of the lot, the purpose of the Single Family 5000 zoning is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. The objective of the multi-family zone is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. This short plat will sensitively increase the scale and intensity of development in the neighborhood while also attempting to minimize the impacts on existing character. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
  5. The proposed subdivision is not located in an environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
  6. There are no existing trees on the site.
  7. The proposal is a unit lot subdivision. The development as a whole meets all the development standards and the open space for each dwelling unit is provided on the same lot as the dwelling unit it serves. The required access easements and joint use and maintenance agreements have been executed for the use of common garage and parking areas. The required parking for each lot is provided on the same lot as each dwelling unit. It has been noted on the plat that the unit lot is not a separate building lot and that application of development standards to the parent lot may limit additional development of the individual unit lots.

#### **DECISION - UNIT LOT SUBDIVISION**

The proposed unit lot subdivision is **CONDITIONALLY GRANTED**.

#### **CONDITIONS - UNIT LOT SUBDIVISION**

##### **Conditions of Approval Prior to Recording**

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.

2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat *"For conditions of approval after recording see page \_\_\_\_ of \_\_\_\_"*. If necessary, renumber the pages.
3. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: *"An easement is granted to Seattle City Light as shown on page \_\_\_\_ of \_\_\_\_"*.

Signature: \_\_\_\_\_ (signature on file) Date: February 24, 2003

Malli J. Anderson, Land Use Planner  
Department of Design, Construction and Land Use  
Land Use Services

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